

APPROVED MINUTES MAY 27, 2004  
CITY OF GUNNISON – ZONING BOARD OF ADJUSTMENTS AND APPEALS  
REGULAR MEETING

**MEMBERS**

**PRESENT/ABSENT**

|                                  |          |          |
|----------------------------------|----------|----------|
| <b>JUDY KLINKER, CHAIRPERSON</b> | <b>X</b> |          |
| <b>CARL PICKETT, VICE CHAIR</b>  | <b>X</b> |          |
| <b>MARIAN HICKS</b>              | <b>X</b> |          |
| <b>WES BAILEY</b>                | <b>X</b> |          |
| <b>MARLA LARSON</b>              |          | <b>X</b> |

OTHERS PRESENT: PLANNING TECHNICIAN KIM ANTONUCCI, STAFF MEMBER ERICK SOWELL, CHARLES PUSEY, DODY PUSEY AND JOHN McCLOUD AND OTHER INTERESTED CITIZENS.

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**I. CALL TO ORDER BY CHAIRPERSON – 7:00 PM**

**II. CONSIDERATION OF MINUTES**

A. April 21, 2004

Board Member Bailey moved to accept the April 21, 2004 minutes.

Seconded by Hicks

Roll Call Vote Yes: Hicks, Bailey, Klinker, Pickett

Roll Call Vote No: None.

Motion carried

B. May 6, 2004

Board Member Hicks moved to accept the May 6, 2006 minutes with a minor correction.

Seconded by Bailey

Roll Call Vote Yes: Bailey, Klinker, Pickett, Hicks

Roll Call Vote No: None

Motion carried

**III. VA 04-1, CHARLES PUSEY**

**CONTINUATION OF PUBLIC HEARING**

Proof of publication of the continued hearing was provided by the Gunnison Country Times.

**STAFF PRESENTATION- NEW MATERIAL**

Staff Sowell updated Board. Essentially recommending approval and sighting the findings of fact, prefacing the recommendation that the variance due to fire code. Fire code has a greater importance and should have a superior position, based on this statement, Staff is recommending approval. Staff does acknowledge that the P&Z Commission does have final approval.

**CLOSE PUBLIC HEARING**

## BOARD ACTION

Vice Chair Pickett presented observations and finding of fact prior to making a motion. Pickett moved that the board approve this variance request for the uncovered parking and access drives to be allowed at 36.7% of the land use, with the following findings and conditions:

### Findings:

1. The special circumstances or a condition which are peculiar to a small unit storage facility is that it requires far more perimeter vehicle access than other facilities in the neighboring industrial zone.
2. The required access driveway widths between buildings for this storage facility have not resulted from any act of the applicant.
3. Strict application of the permitted uncovered access/driveways would deprive the applicant of reasonable use of the buildings planned for the site. Also, realignment of the structures could create additional winter hazards.
4. The variance is required to provide complete access to all storage units.
5. The applicant's revised request before this board is the minimum variance necessary to provide that required access.
6. The granting of this variance will not be injurious to the neighborhood; in fact, the neighbors have supported this application.
7. The granting of this variance is consistent with the land development code, including compliance with the required width of fire lanes.

### Conditions:

1. That the exterior lighting on the buildings along 10<sup>th</sup> street and the alley comply with the city code.
2. That the cities' right-of-way and alley being used as access to storage units be maintained and plowed by the applicant.

Seconded by Bailey

Roll Call Vote Yes: Klinker, Pickett, Hicks, Bailey

Roll Call Vote No: None

Motion carried.

## IV. ADJOURN- 7:24pm